

PERMITTING

streamlined+ USER-FRIENDLY

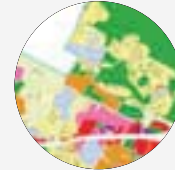
“The code shouldn’t stand in the way. It should be neutral, so that those who are engaged in the community, trying to inspire, be inspired, can excel at those things and allow it to happen.”



Scott Ginder
Principal/Founder, Forge Craft
Architecture + Design

Clearer Zoning Districts

Challenge: Multiple layers of supplemental regulations that compensate for inadequate base zones result in confusing rules, making it difficult to implement and predict the character of new development.



Solution: Complete, predictable development standards and compatibility regulations are embedded within zones. Robust base zones allow overlays to be simplified or eliminated, reducing complexity.

Fine-Tuned Uses in Zones

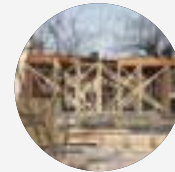
Challenge: Regulations that are too general, and therefore unpredictable, have required conditional overlays to further regulate allowed uses and standards, making it difficult to understand the intent of a specific zone.



Solution: Zoning categories are no longer qualified by the terms “less restrictive” or “more restrictive.” Distinct zoning categories with more refined use regulations and development standards incorporate the most frequently requested conditions.

Site Planning Process

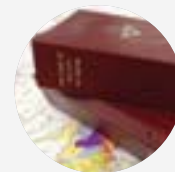
Challenge: Current planning processes emphasize either small projects, such as single-family homes, or large commercial projects, and do not work well for fine-grained infill projects at neighborhood scale.



Solution: A new simplified site plan review process provides faster review for projects with 3 to 9 units, which will increase feasibility and, potentially, affordability.

Simplified Permitting

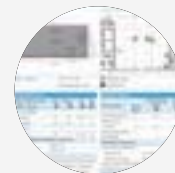
Challenge: The old code includes permitting procedures that are incomplete and hard to follow which makes them difficult for staff and the public to understand and apply.



Solution: Permitting processes and procedures have been updated to reflect current City practice and State law, and, where necessary, they have been simplified, streamlined, and reorganized to ensure consistency and ease of use.

Organized Graphic Code

Challenge: The existing code is text heavy and lacks graphics, making the regulations difficult to understand.



Solution: Regulations are more straightforward and arranged within a clear graphic layout and labeling system that makes it easier to understand and use.

See how the new Land Development Code is helping to shape the Austin we imagine.

austintexas.gov/codenext/permitting